Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19-21		CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GEORGES MARCEL K & CLAUDIA M	
Owner 2: 19-21 CHANDLER STREET REALTY	
Owner 3: TRUST	

Street 1: 4 WALL DR	
Street 2:	

Twn/City: WOBURN	
St/Prov: MA	Cntry:
Postal: 01801	Own Occ: N
	Type:

PREVIOUS OWNER	
Owner 1: GEORGES MARCEL & CLAUDIA -	
Owner 2: -	
Street 1: 4 WALL DR	
Twn/City: WOBURN	
St/Prov: MA	Cntry:
Postal: 01801	

NARRATIVE DESCRIPTION	
This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1
%	%
Infl 2	%
%	Infl 3
Appraised Value	Alt Class
%	Spec Land
Fact	J Code
Use Value	Notes

104	Two Family	4909	Sq. Ft.	Site	0	80.	1.16	1														

IN PROCESS APPRAISAL SUMMARY

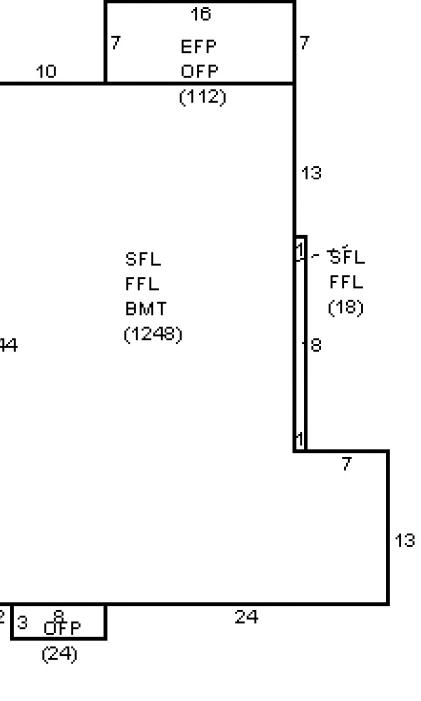
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4909.000	490,400	4,600	453,800	948,800		5416
							GIS Ref
							GIS Ref
							Insp Date
							10/14/17

PREVIOUS ASSESSMENT								Parcel ID	006.0-0003-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	490,400	4600	4,909.	453,800	948,800		Year end	12/23/2021
2021	104	FV	467,700	4600	4,909.	453,800	926,100		Year End Roll	12/10/2020
2020	104	FV	467,800	4600	4,909.	453,800	926,200		926,200 Year End Roll	12/18/2019
2019	104	FV	361,100	4600	4,909.	482,200	847,900	847,900	Year End Roll	1/3/2019
2018	104	FV	338,500	5100	4,909.	351,700	695,300	695,300	Year End Roll	12/20/2017
2017	104	FV	317,100	5100	4,909.	306,300	628,500	628,500	Year End Roll	1/3/2017
2016	104	FV	317,100	5100	4,909.	260,900	583,100	583,100	Year End	1/4/2016
2015	104	FV	281,800	5100	4,909.	255,300	542,200	542,200	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	573
GEORGES MARCEL	71655-174	1	9/24/2018	Convenience	99	No	No				
GANNON DANIEL J	47329-105		4/25/2006		568,000	No	No				
	11348-231		6/29/1967			No	No	N			

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/14/2017		MEAS&NOTICE									HS	Hanne S					
4/29/2009		Measured									197	PATRIOT					
6/21/2006		MLS									HC	Helen Chinal					
9/22/1999		Meas/Inspect									263	PATRIOT					
8/25/1993											PC	PHIL C					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	2	Rating: Average															
Sty Ht: 2 - 2 Story		A Bath:	Rating:														
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units 2									
Color: WHITE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:	Upper											
Grade: C - Average		CONDOS INFORMATION				Lvl 2											
Year Blt: 1923	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdct:	Fact: .	Floor:				Totals	RMs: 12	BRs: 4	Baths: 2	HB							
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 2 - Plaster		Functional:	%	Interior:		2	6	2									
Sec Int Wall:	%	Economic:	%	Additions:													
Partition: T - Typical		Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%	Baths:													
Sec Floors: 4 - Carpet	30 %	Total:	26.4 %	Plumbing:													
Bsmnt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 006.0-0003-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	17X20	A	AV	1923	22.35	T	40	104			4,600		4,600
More: N				Total Yard Items:				4,600	Total Special Features:				Total:				4,600
SKETCH																	
																	
SUB AREA																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,266	191.040	241,853													
SFL	Second Floor	1,266	191.040	241,853													
BMT	Basement	1,248	57.310	71,524													
OPF	Open Porch	136	28.540	3,882													
EFP	Enclos Porch	112	51.370	5,753													
Net Sketched Area: 4,028				Total: 564,865													
Size Ad	2532	Gross Area	4028	FinArea	2532												
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	